



Cedar City

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Mayor

Maile L. Wilson

Council Members

Ronald R. Adams
John Black
Paul Cozzens
Don Marchant
Fred C Rowley

City Manager

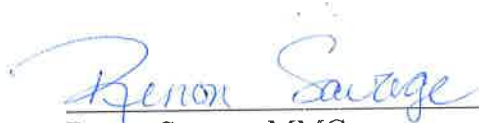
Rick Holman

SPECIAL CITY COUNCIL MEETING
SEPTEMBER 9, 2015
4:00 P.M.

The Special City Council meeting will be held in the Council Chambers at the City Office, 10 North Main Street, Cedar City, Utah. The agenda will consist of the following:

- I. Call to Order
- II. Business Agenda
 1. Discuss topics and goals for sign ordinance amendments – Danny Stewart

Dated this 8th day of September, 2015.


Renon Savage, MMC
City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 8th day of September, 2015.


Renon Savage, MMC
City Recorder

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding or participating in the meeting, please notify the City not later than the day before the meeting and we will try to provide whatever assistance may be required.

Cedar City Sign Ordinance Update

Background

- Began editing existing ordinance last winter. Very extensive project involving a committee of local business owners, residents, building & zoning officials, law enforcement, etc. Final result was insufficient, band-aid approach. Taken to Project Review/Sketch Meeting where it met opposition.
- Complexity of the existing ordinance exacerbated by this approach.
- Determined it would be best to begin from scratch, by first establishing the desired intent of the ordinance as a foundation to build upon.
- Main Challenge with such a complex issue: Discussions often turn to just listing problems rather than finding workable solutions

Intent of the Sign Ordinance

- What are we trying to accomplish?
 - Encourage commerce
 - Ensure safety
 - Maintain an aesthetically pleasing community
 - Non discriminating
- Sample Purpose Statement:

The purpose of this ordinance is to promote the public health, safety and general welfare through reasonable, consistent, and nondiscriminatory sign standards. The sign regulations in this section are not content based, but rather regulate the adverse secondary effects of signs, particularly those that may adversely impact aesthetics and safety. In order to preserve and promote Cedar City as a desirable community in which to live, visit, play, and do business in a pleasing, visually attractive environment, safe for motorists and pedestrians, these regulations are intended to:

A. Promote an attractive community, successful commercial districts, and a healthy local economy while working to incorporate contemporary products, technology and marketing practices and improve understanding, application, flexibility and enforcement of sign regulations and standards.

B. Highlight the positive contribution signs can make in creating a sense of place in the community and ensure that new sign design standards will allow commercial businesses to function efficiently and effectively.

- Main Issues to address, based on past discussions and research
 - Temporary signs – banners, banner flags, etc.
 - Off-premise signs & snipe signs
 - Sponsorship signs, especially on city property
 - Non-maintained signs
 - Enforcement
 - Sign design, construction and installation standards, requirement for using licensed sign professionals.
 - Simplifying overall ordinance with use of

Drafting a new ordinance

- Who will write this ordinance?
 - What are the necessary qualifications?
 - City staff or other?
- Sign zones have been suggested
 - Historic Downtown
 - Freeway Interchanges
 - The remainder of the city

Enforcement

- Building and Zoning or Code Enforcement
 - Building and Zoning enforce/approve new permits
 - Code Enforcement enforce non-compliant, non permitted signs
 - Policy for sign removal, etc.
- Permitting
 - Re-visit permitted & non-permitted categories

Other items of discussion: _____

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be from a notebook or a standard sheet of stationery. There is no handwriting or other markings on the page.

Samples of sign ordinance tables for simplification.

7.4.409: SIGN TYPES AND CRITERIA BY SIGN CATEGORY:

A, Major Sign Types:

1, Wall:

Use	Permit Required	Maximum Size	Number	Maximum Height	Additional Criteria
Residential	Yes	40 sq. ft.	1	n/a	Allowance applies to properties with 3 or more units
Office	Yes	1 sq. ft. multiplied by the building length	No limit, but shall not exceed maximum total square footage per elevation	Shall not project over roofline	See subsection B1 of this section
Commercial	Yes	1.5 sq. ft. multiplied by the building length 2 sq. ft. multiplied by the building length when set back >200 ft. from the public right of way	No limit, but shall not exceed maximum total square footage per elevation	Shall not project over roofline	See subsection B1 of this section
Industrial	Yes	1.5 sq. ft. multiplied by the building length	No limit, but shall not exceed maximum total square footage per elevation	Shall not project over roofline	See subsection B1 of this section
Mixed use	Yes	1.5 sq. ft. multiplied by the building length	No limit, but shall not exceed maximum total square footage per elevation	Shall not project over roofline	Shall be part of a CSP See subsection B1 of this section
Civic	Yes	1 sq. ft. multiplied by the building length	No limit, but shall not exceed maximum total square footage per elevation	Shall not project over roofline	Walls adjacent to residential uses do not qualify for signage allowance See subsection B1 of this section

2, Freestanding:

Use	Permit Required	Linear Property Frontage	Maximum Size	Number	Maximum Height	Setback	Additional Criteria
Residential	Yes	All	32 sq. ft.	1	7 ft.	None	Allowance for 3 or more units
Office	Yes	<160 ft.	34 sq. ft.	1	7 ft.	None	Size area and height rounded to the nearest whole number
		.160 ft.	0.25 sq. ft. per linear foot of lot frontage	1	0.06 ft. per linear foot of lot frontage, maximum of 25 ft.		See subsection B2 of this section
		.1,000 ft.	0.25 sq. ft. per linear foot of lot frontage *Maximum for all is 100 sq. ft.	2 plus 1 additional sign for every additional 1,000 ft. of lot frontage	25 ft.		
Commercial	Yes	<160 ft.	42 sq. ft.	1	7 ft.	None	Size area and height rounded to the nearest whole number
		.160 ft.	0.35 sq. ft. per linear foot of lot frontage	1	0.07 ft. per linear foot of lot frontage, maximum of 30 ft.		See subsection B2 of this section
		.1,000 ft.	0.35 sq. ft. per linear foot of lot frontage	2 plus 1 sign for every additional 1,000 ft. of lot frontage	30 ft.		
		.1,500 ft.	0.35 sq. ft. per linear foot of lot frontage *Maximum of 150 sq. ft.	2 plus 1 sign for every additional 1,000 ft. of lot frontage	35 ft.		

Industrial	Yes	<160 ft.	34 sq. ft.	1	7 ft.	None	Size area and height rounded to the nearest whole number
		.160 ft.	0.25 sq. ft. per linear foot of lot frontage	1	0.06 ft. per linear foot of lot frontage, maximum of 25 ft.		See subsection B2 of this section
		.1,000 ft.	0.25 sq. ft. per linear foot of lot frontage	2 plus 1 sign for every additional 1,000 ft. of lot frontage	25 ft.		
		.1,500 ft.	0.25 sq. ft. per linear foot of lot frontage	2 plus 1 sign for every additional 1,000 ft. of lot frontage	35 ft.		
			*Maximum of 150 sq. ft.				
Mixed use	Yes	The size, number and height of signs is defined by the CSP. See section 7.4.410 of this part					
Civic	Yes	All	64 sq. ft.	1	7 ft.	None	Lighting impacts to adjacent residential properties shall be limited and reviewed through the sign permit

3. Electronic Message Center (EMC):

Use	Type	Permit Required	Maximum Size	Number	Hold Time	Transition Duration	Transition Method	Additional Criteria
Residential	Integrated into freestanding sign	Not permitted	n/a	None	n/a	n/a	n/a	n/a
Office	Integrated into freestanding sign	Not permitted	n/a	None	n/a	n/a	n/a	n/a
Commercial	Integrated into freestanding sign	Yes	Up to 50% of allowed sign area	1 per property	10 seconds	<1 second	Fade or dissolve	See subsection B3 of this section
Industrial	Integrated into freestanding sign	Not permitted	n/a	None	n/a	n/a	n/a	n/a
Mixed use	Integrated into freestanding sign	Yes - with CSP only	Up to 50% of allowed sign area	1 per property	10 seconds	<1 second	Fade or dissolve	See subsection B3 of this section
Civic	Integrated into freestanding sign	Not permitted	n/a	None	n/a	n/a	n/a	n/a

C. Minor Sign Types: The following chart provides criteria for minor signage permitted provided that it meets the requirements of this section of the Code and all other applicable City regulations are met. See subsection D of this section for additional information related to minor signs.

Use	Type	Permit Required	Maximum Size	Number	Maximum Height	Setback	Additional Criteria
All	Awning	Yes	A maximum of 0.5 sq. ft. for each linear foot	n/a	n/a	May extend 6 ft. from the face of building	At least 8 ft. above pedestrianway or 14 ft. above vehicularway Valance may extend 1 ft. below awning Not permitted above first story level of building See subsection D1 of this section
All	Building plaque	No	6 sq. ft.	1 per building	8 ft. attached to building	n/a	Built into building or mounted flat against the wall of a building Lighting permitted
All	Canopy	Yes	A maximum of 0.5 sq. ft. for each linear foot	1 per canopy elevation	n/a	n/a	Mounted flush on the face of the canopy Lighting is permitted
All	Corporate flags	No	Not to exceed 3 ft. x 5 ft.	1	Maximum height of zone district	Must meet required setback for accessory uses	See section 7.4.405 of this part
All	Decorative flags	No	Not to exceed 3 ft. x 5 ft.	1 per 20 ft. of lot frontage	Maximum height of zone district	Must meet required setback for accessory uses	See section 7.4.405 of this part
All	Directional signs	Yes	6 sq. ft.	Per permit	4 ft.	None	On premises only
All	Directory (freestanding)	Yes	64 sq. ft.	2 per entrance	6 ft.	15 ft. from right of way	Additional directories may be approved through a CSP
All	External use	No	40 sq. ft.	n/a	n/a	None	Area is total for all external uses on the site, may be used in any combination
Commercial	Gas island	No	32 sq. ft. total	1 per gas lopper	n/a	n/a	Copy oriented to the right of way shall not exceed 2 in. in height
All	Historic signs	Yes	Sign and structure must be at least 50 years old to qualify. See subsection D2 of this section				
Commercial	Menu board/drive-through	Yes	75 sq. ft. per drive-through lane	2 per drive-through lane	6 ft.	10 ft.	Readable only by traffic in the drive-through lane Lighting permitted
All	Monument sign	Yes	128 sq. ft.	2 signs per access from a major arterial or collector	7 ft.	None	See subsection D4 of this section
All	Motor vehicle signs	Signs that are permanently painted or affixed to a vehicle for advertising purposes. See subsection D3 of this section					
All	Mural	No	Any portion of the mural which is considered a sign will deduct from the wall signage for that wall				
All	Window signs	No	25% of the window(s)	None	n/a	n/a	Permitted on first floor windows only Lighting permitted
All	Yard/wall	No	6 sq. ft.	1	4 ft. when freestanding	n/a	

E. Temporary Signage Criteria: Temporary signs shall be allowed per property in addition to the permanent signage permitted in this section unless otherwise stated in this Zoning Code. The following chart provides criteria for temporary signage permitted provided that it meets the requirements of this section and all other applicable City regulations. See subsection F of this section for additional information related to temporary signs.

Use	Type	Permit Required	Maximum Size	Number	Maximum Height	Setback	Additional Criteria
All	Banner	Yes				Not attached to T-posts, walls or fences Not permitted in landscape areas	Criteria vary for residential and nonresidential uses See subsection F1 of this section
All	Construction	No	6 sq. ft.	5 per lot frontage	n/a	2 ft. from street or public sidewalk	Additional allowances based on lot size and additional criteria See subsection F3 of this section
All	Election	No	6 sq. ft.	5 per lot frontage	n/a	2 ft. from street or public sidewalk	Additional allowances based on lot size and additional criteria See subsection F3 of this section
All	Garage sale	No	3 sq. ft.	1	n/a	n/a	Used only during the duration of the garage sale and used only on the lot where the garage sale occurs
Nonresidential	Inflatable displays	Yes	n/a	5 per commercial event	Maximum height of the zone district	1 1/2 times the height of the display	See subsection F2 of this section
All	Model home sign	No	24 sq. ft.	1 per model	6 ft.	n/a	
All	Off premises open house	No	6 sq. ft.	4 per open house - put up 1 hour before and removed 1 hour after	4 ft.	n/a	Private property only, landowner permission required May not be placed in public rights of way or medians without a revocable permit
All	Off premises real estate	No	32 sq. ft.	1	4 ft.	n/a	Private property only, landowner permission required May not be placed in public rights of way or medians without a revocable permit Removed 14 days after sale or lease
All	Pennants	No	n/a	n/a	n/a	n/a	
Nonresidential	Portable A-frames	No	4 ft. x 2 ft.	1 per individual storefront/tenant or 1 per shared entrance	4 ft.	Within 10 ft. of the main entrance, on the ground surface and not on any vehicle or structure	Lighting not permitted Located only in front of the establishment to which the sign pertains Displayed only during business hours The sign cannot block a sidewalk
All	Real estate	No	6 sq. ft.	5 per lot frontage	n/a	2 ft. from street or public sidewalk	Additional allowances based on lot size and additional criteria See subsection F3 of this section
Nonresidential	Temporary retail	No	32 sq. ft.	1 wall or freestanding	7 ft.	None	Removed when the use ends Attached to a structure or mounted on posts which are anchored securely into the ground Copy on price signs for merchandise which is displayed outside shall be limited to 2 in. in height